



CENTRAL BOSTON* DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Central Boston</u>		<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)	Number	Percent of Citywide Figure	
2000	25,173	4.2%	589,141
1990	21,669	3.8%	574,383
% Change 1990-2000	16.2%		2.6%
LAND AREA (Sq. Miles)	1.3	2.7%	47.6
DENSITY, Persons per Square Mile			
2000		19,364	12,377
1990		16,668	12,067
OPEN SPACE, 1999, Percent of Neighborhood Land Area		6.7%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)			
White	17,516 (70%)		291,561 (50%)
Black	1,024 (4%)		140,305 (24%)
Hispanic	941 (4%)		85,089 (14%)
Asian or Pacific Islander	5,280 (21%)		44,280 (8%)
Native American	29 (<1%)		1,517 (<1%)
Other	48 (<1%)		8,215 (1%)
Multi-Racial	335 (1%)		18,174 (3%)
TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)			
English	16,419 (70%)		322,119 (68%)
Chinese	3,186 (14%)		15,151 (3%)
Italian	1,105 (5%)		6,508 (1%)
Spanish	812 (3%)		57,005 (12%)
French and French Creole ¹	334 (1%)		21,111 (5%)
Japanese	304 (1%)		1,961 (<1%)

AGE, 2000 Number and Percentages

(US Bureau of the Census)

Under 18	1,761 (7%)	116,559 (20%)
18-64	19,213 (76%)	411,246 (70%)
65+	4,199 (17%)	61,336 (10%)

*Central Boston includes the North End/Waterfront, Downtown, West End, Chinatown and Bay Village.

¹ French & French Creole includes a number of dialects and French related language groups, including those with backgrounds in a number of countries, most notably Haiti, France and Canada.

CENTRAL BOSTON DATA PROFILE (Continued)

	<u>Central Boston</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$46,666	117.8%	\$39,629
	Number (Percent of Neighborhood)	Percent of City Total	
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	3,874 (16.9%)	3.5%	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	9,446 (44.9%)	3.0%	311,414 (56.2%)
LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census)	5,637 (44.2%)	4.2%	133,552 (55.7%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)			
Occupied Housing Units		13,180	239,528
Percentage Owner-Occupants		25.5%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		31.8%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		23.5%	30.7%

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

<u>Year</u>	<u>Central Boston</u>	<u>Central Boston</u>	<u>Boston</u>	<u>Boston</u>
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
2004	939	\$520,000	11,076	\$380,000
2003	421	\$442,000	7,195	\$340,000
2002	522	\$410,000	7,878	\$315,000
2001	367	\$443,000	6,550	\$267,750
2000	455	\$345,000	7,687	\$235,000

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2004	0 (0%)	27 (0.2%)
2003	0 (0%)	22 (0.3%)
2002	1 (0.2%)	42 (0.5%)
2001	0 (0%)	32 (0.4%)
2000	0 (0%)	75 (0.9%)

CENTRAL BOSTON DATA PROFILE (Continued)

ABANDONED BUILDINGS,

Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>Central Boston</u>	<u>Boston</u>
2005	Residential	8 (0.8%)	190 (0.3%)
	Commercial/Mixed	10 (1.0%)	160 (2.2%)
2004	Residential	8 (0.8%)	220 (0.3%)
	Commercial/Mixed	16 (1.6%)	170 (2.4%)
2003	Residential	5 (0.5%)	264 (0.4%)
	Commercial/Mixed	16 (1.6%)	184 (2.6%)

BUILDINGS & TENURE, January 1, 2004

(City of Boston Department of Assessing)

	<u>Central Boston</u>			<u>Boston</u>		
<u>Property Type</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	75	5.5%	76.0%	30,018	39.5%	84.3%
Two Family	57	4.2%	71.9%	18,190	23.9%	71.3%
Three Family	130	9.5%	57.7%	15,313	20.1%	53.7%
Total 1, 2, 3 Family Properties	262	19.1%	66.0%	63,521	83.6%	73.2%
Four-Six Family	330	24.1%	40.6%	2,813	3.7%	27.1%
Apartment Buildings	140	10.2%	26.4%	2,443	3.2%	5.0%
Mixed Residential/Commercial	366	26.8%	16.1%	2,261	3.0%	14.2%
Condominium Associations	271	19.8%	N/A	4,983	6.6%	N/A
Condominium Units	4,795	N/A	49.5%	42,280	N/A	54.0%
Total Residential & Mixed Properties	1,369	N/A	N/A	76,021	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

Commercial/Industrial Property Sales

(Banker & Tradesman)

	<u>Central Boston</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2004	40	\$1,136,209,955	203	\$1,685,940,809
2003	24	\$216,720,375	156	\$443,094,876
2002	25	\$789,201,434	211	\$1,201,863,406
2001	27	\$513,675,000	182	\$782,877,160
2000	47	\$1,056,471,513	266	\$1,550,779,618

